DOCUMENT RESUME

ED 023 283 EF 002 147

Preliminary Plans Presented for Construction of John F. Kennedy School and Community Center - 1966 Bond Fund Project No. PS42-62-785-7 and Neighborhood Facilities Grant Project No. GA. N-7.

Atlanta Board of Education, Ga.

Pub Date [68]

Note - 12p.

EDRS Price MF -$0.25 HC -$0.70

Descriptors - *Community Agencies (Public), Community Benefits, *Community Education, Community Involvement, Community Organizations, Community Relations, Federal Aid, *Integrated Public Facilities, *Middle Schools, *Site Development

Identifiers - Atlanta, Georgia

A proposed project which is a result of the cooperative efforts of many agencies is described. The planned facility will offer to residents of the community, a multitude of needed services which have never been brought together under one roof. The center will include a middle school of grades six to eight for approximately 1,050 students. The project is to be built in two phases due to a cut-back in Federal funds. Financial data as well as site plans and floor plans are included in the paper. (NI)

III. PRELIMINARY PLANS PRESENTED FOR CONSTRUCTION OF JOHN F. KENNEDY SCHOOL AND COMMUNITY CENTER, 1966 BOND FUND PROJECT NO. PS 42-62-785-7 AND NEIGHBORHOOD FACILITIES GRANT PROJECT NO. GA. N-7

Edwards and Portman, Architects and Engineers, have completed preliminary plans for the captioned project. Reproductions of these drawings are shown on pages BG 9 through BG 14.

The proposed project is a result of cooperative efforts of many agencies. The planned facility will offer needed services to people the scope of which has never been brought together under one roof. It should be a unique facility. It is believed that such an expanded program located within a residential area will bring people and services together more effectively.

The functional design of the Center is the result of cooperative planning by the following agencies:

Atlanta Housing Authority
Atlanta Parks Department
Atlanta Public Schools
Economic Opportunity Atlanta, Inc.
Fulton County Department of Family and Children Services
Georgia Department of Family and Children Services
Housing Code Division, Atlanta Building Department
Planning Department of the City of Atlanta
Senior Citizen Services
State Department of Education - School Plant Services
Vocational Rehabilitation Division of the State Department of Education

Services and programs which will be provided separately or jointly by the various agencies are:

Activities for Senior Citizens
Adult basic education program
Child day care services
Community action program
Distribution of the government's surplus foods
Educable mentally retarded programs
Employment, job training and counseling services
Housing and home management services

ED023283
EF 002147
U.S. DEPARTMENT OF HEALTH, EDUCATION & WELFARE
OFFICE OF EDUCATION
THIS DOCUMENT HAS BEEN REPRODUCED EXACTLY AS RECEIVED FROM THE PERSON OR ORGANIZATION ORIGINATING IT. POINTS OF VIEW OR OPINIONS STATED DO NOT NECESSARILY REPRESENT OFFICIAL OFFICE OF EDUCATION POSITION OR POLICY.

Housing code services

Housing relocation services

Legal aid and information on the rights of the poor

Middle school program (grades 6-8)

Municipal information services

Pre-kindergarten program

Recreation, including swimming

Sheltered workshop for trainable mentally retarded individuals

Vocational education program

Vocational rehabilitation program

Volunteer community service programs

Welfare casework services

Note: Health services will be one block away, in existing Neighborhood Union Health Center operated by the Public Health Department of Fulton County.

The Center will serve the Nash-Washington community and will provide a middle school of grades six through eight for approximately 1,050 students. There will be a total of forty-two teaching stations provided. The school facility could be doubled if needed when funds become available. The majority of the students who will attend the school are those who would normally attend Central Junior High.

The site is approximately 5.1 acres and one which will be enlarged to include approximately 17 acres when funds become available, possibly through an Urban Renewal Program or by Federal funds provided for in the Open Land Act. The initial site is bounded by Chestnut, Thurmond, Griffin, and Spencer Streets.

The project is planned to be built in two phases. A reduction in the overall project was necessitated by a cut-back in Federal funds. Application was made for $2,086,164.00 in Federal Funds. On September 1, 1967, the City was notified that HUD would consider no more than a $1,300,000.00 grant. A re-study and re-design was undertaken which resulted in omitting the swimming pool, the amphitheatre, some parking and site acquisition and plumbing fixtures, partitions and interior finishes of the dressing rooms for the pool. These items will be included in another application for Phase II.

All of the funds needed to construct the designed facility cannot be

obtained by a Federal grant. The Housing and Urban Development Act does not provide funds for the construction of the portions of the building to be used solely for school activities. The Act does provide Federal support, not to exceed 66 2/3 per cent of the development cost, for the construction of portions of the building to be used for allowable activities, social services and community action programs. Therefore, a complete financial program for constructing the designed facility consists of:

(1) Funds needed for constructing the portions to be used for the non-allowable or curricular activities,

(2) Funds provided by the 66 2/3 per cent provision for constructing the portions to be used for allowable activities,

(3) Funds needed to offset the 66 2/3 per cent provision or an amount equivalent to 33 1/3 per cent of the construction cost of portions of the building to be used for allowable activities.

The three story building will contain approximately 222,735 square feet of area. The space allocation is as follows:

SPACE	COMMUNITY FACILITIES		SCHOOL FACILITIES	
	* Net	Gross	Net	Gross
Area One Superintendent			4,370	5,827
School (Middle)	23,231	30,875	70,035	93,266
E.O.A.	6,200	8,267		
A.H.A.	2,525	3,367		
Day Care	6,695	8,927		
Active Daily Living Center	6,255	8,340		
Sheltered Workshop	10,665	14,220		
Senior Citizens	6,000	8,000		
Family & Children Services	10,200	13,600		
**Recreation	18,490	24,546		
Director's Office	2,625	3,500		
TOTAL SQUARE FOOTAGE	92,886	123,642	74,405	99,093

* Net is 75% of gross - 25% for corridors, common areas, etc.
** Multi-purpose area figured at 1-1/2 for determining cost

Calculation for Pro-rating of Project

Neighborhood facilities / Total	123,642 / 222,735	=	55.5%
School / Total	99,093 / 222,735	=	44.5%

Preliminary Cost Estimate

Construction		
Building ($16.00/sq.ft.)	$ 3,563,760.00	
Parking	18,942.00	
Walks	7,366.00	
Site Improvements	46,295.00	
Total Construction		$ 3,636,363.00
Fees and Contingencies (10%)		363,637.00
Land		310,000.00
Total Project (less equipment)		$ 4,310,000.00

Summary of Prorated Costs

	COMMUNITY FACILITIES	SCHOOL
Development Cost (Construction)	$ 2,014,751.00	$ 1,621,612.00
Contingencies (10%) and Professional fees	201,475.00	162,162.00
Land Cost	172,000.00	138,000.00
	$ 2,388,226.00	$ 1,921,774.00

$\frac{\$\ 2,388,226.00}{3}$ = $ 796,075.33 Local Share

Proposed Financial Plan

Total Cost	Total Cost Community Facilities	$ 2,388,226.00
	Total Cost School	1,921,774.00
		$ 4,310,000.00

Funds Proposed

School	$ 2,410,000.00
Foundation	600,000.00
Federal Funds	1,300,000.00
	$ 4,310,000.00

The proposed school funds are those originally budgeted for the school project:

Construction, Fees & Contingencies and Equipment	$ 2,100,000.00
Land Acquisition	310,000.00
	$ 2,410,000.00

It should be noted that funds normally set aside for equipment is proposed for construction of the facility. Approximately $ 200,000.00 must be found at a later date for this item.

The planned schedule is to have the final plans and specifications completed in five months and be presented to the Board for approval at the July meeting. Construction time is estimated at two years. If this schedule is followed, occupancy would occur in September, 1970.

Since the Center will provide activities and services administered by several community and governmental agencies, a Director of the Center will coordinate the scheduling of the use of spaces so that maximum utilization will result. Particular attention will be given to scheduling so that the spaces may be used by several agencies at times suitable and appropriate for the particular activities. The facility will be available for use approximately fourteen hours each day, twelve months of the year. Operational costs will be borne by the various agencies according to a plan which will be mutually determined. Operational policies will be cooperatively formulated, under the leadership of the Superintendent of Schools, by participating agencies.

Because the name and size of the project have completely changed from the initial project the following resolution authorizing an amendment to the architect's contract is recommended.

BE IT RESOLVED that the Agreement made the 11th day of August in the year Nineteen Hundred and Sixty-six by and between the CITY OF ATLANTA and the BOARD OF EDUCATION of the CITY OF ATLANTA, hereinafter called the OWNER, and EDWARDS AND PORTMAN, ARCHITECTS and ENGINEERS, called the ARCHITECT is amended in the following particulars.

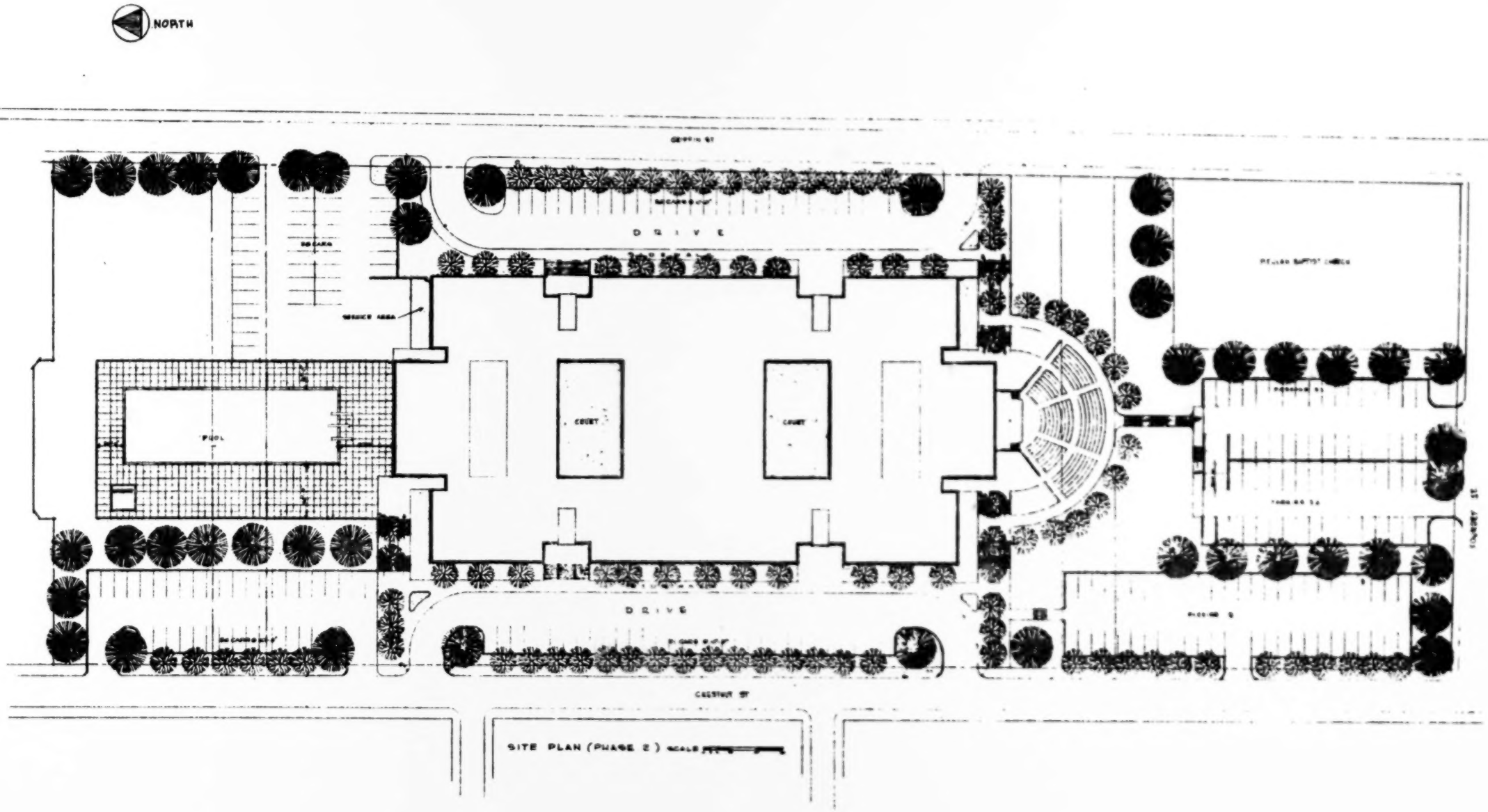
1. The original Contract Building name "Vine City Junior High School" shall be deleted and new name "John F. Kennedy School and Community Center" shall be substituted therefore.

2. The estimated cost: "$ 1,750,000.00 on the base bid shall be deleted and new estimated cost: $ 3,636,363.00 on the base bid" shall be substituted therefore.

All other portions of the Contract remain unchanged.

RECOMMENDATION: It is recommended that:

1. Preliminary plans for construction of John F. Kennedy School and Community Center be approved, and
2. The above stated resolution authorizing an amendment to the Architect's contract be adopted and forwarded to the Mayor and Board of Aldermen for approval, and
3. The Architects be authorized to develop final plans and specifications.

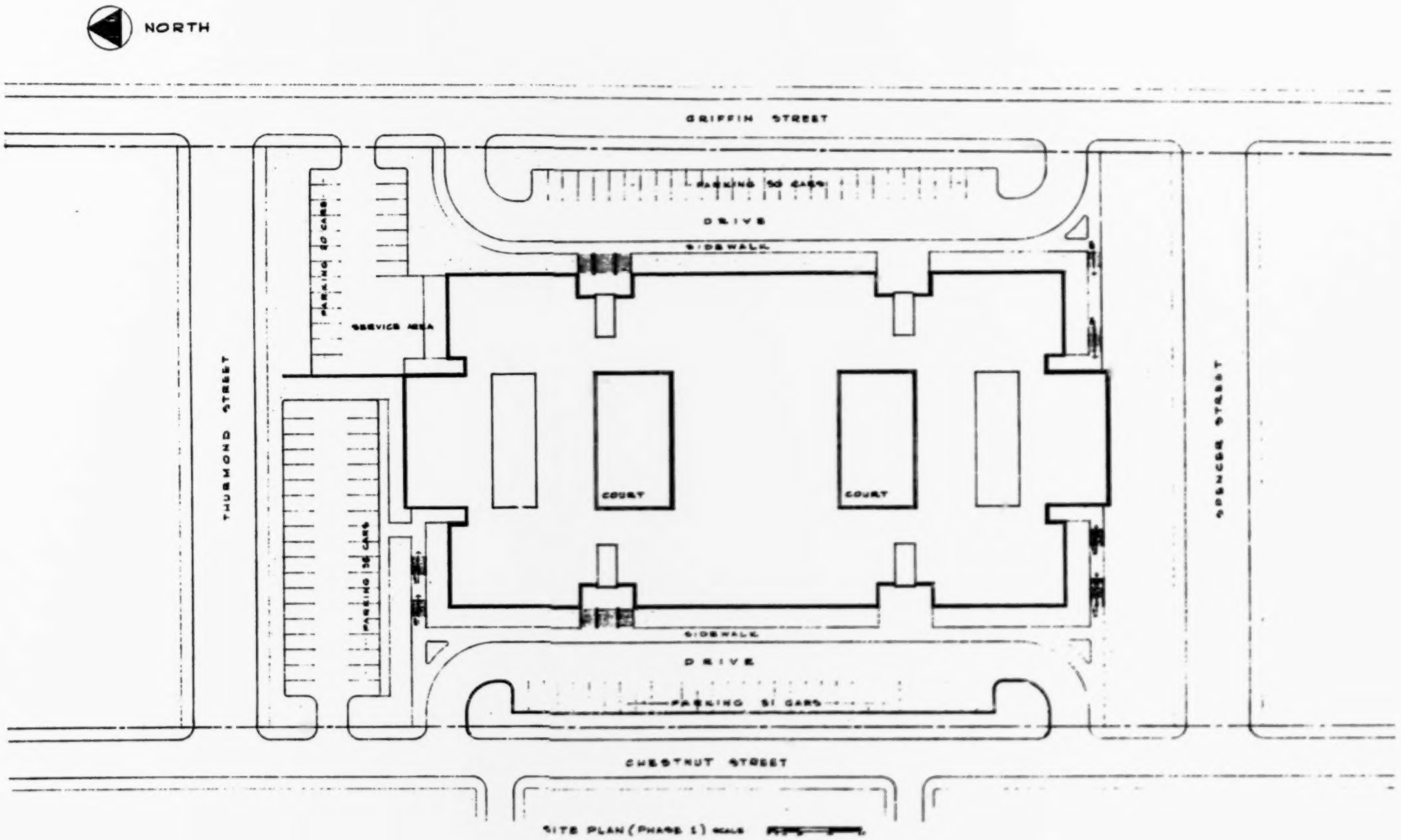


JOHN F. KENNEDY COMMUNITY CENTER

ATLANTA BOARD OF EDUCATION

EDWARDS AND PORTMAN, ARCHITECTS AND ENGINEERS

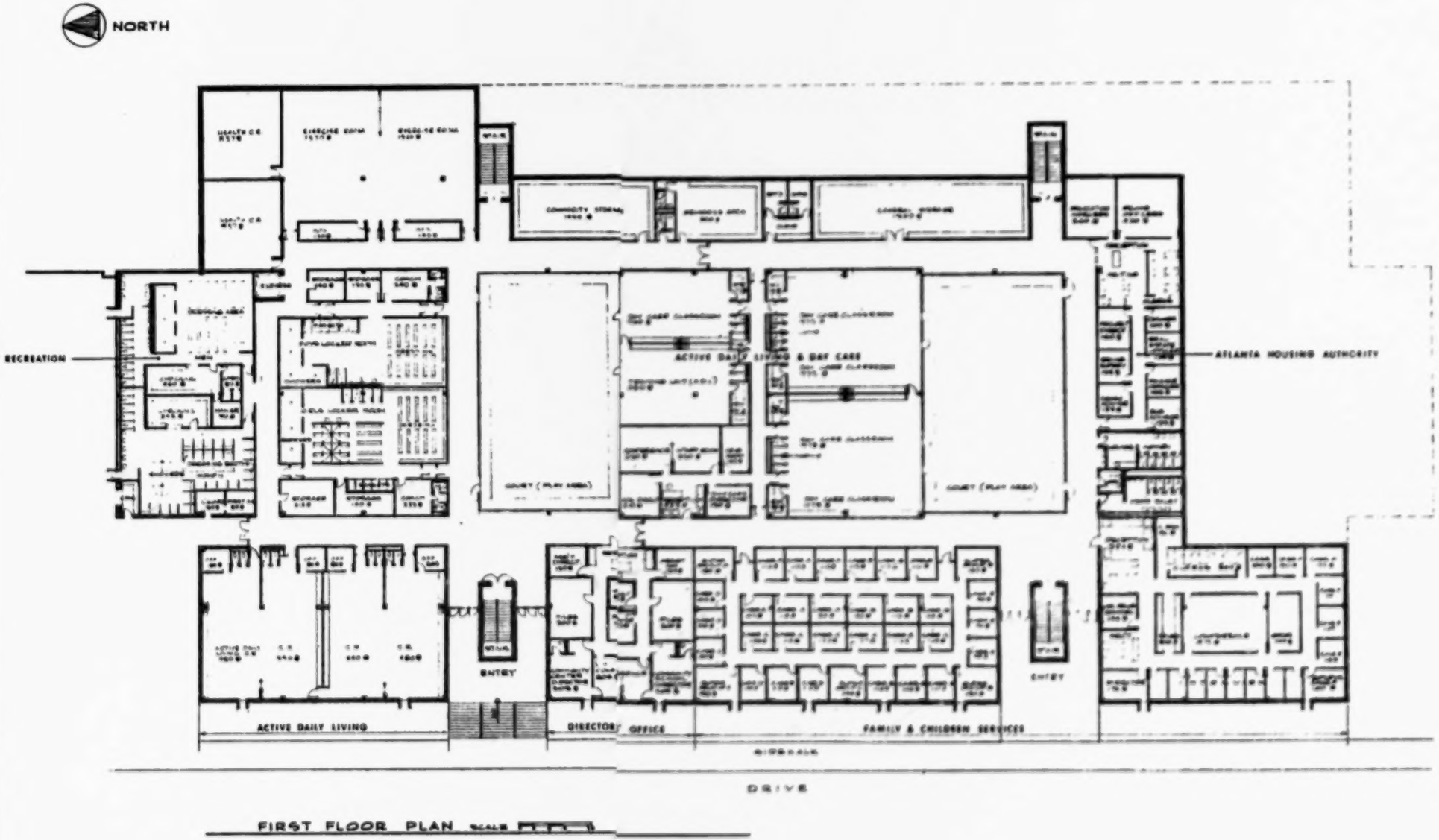
1



JOHN F. KENNEDY COMMUNITY CENTER

ATLANTA BOARD OF EDUCATION

EDWARDS AND PORTMAN, ARCHITECTS AND ENGINEERS

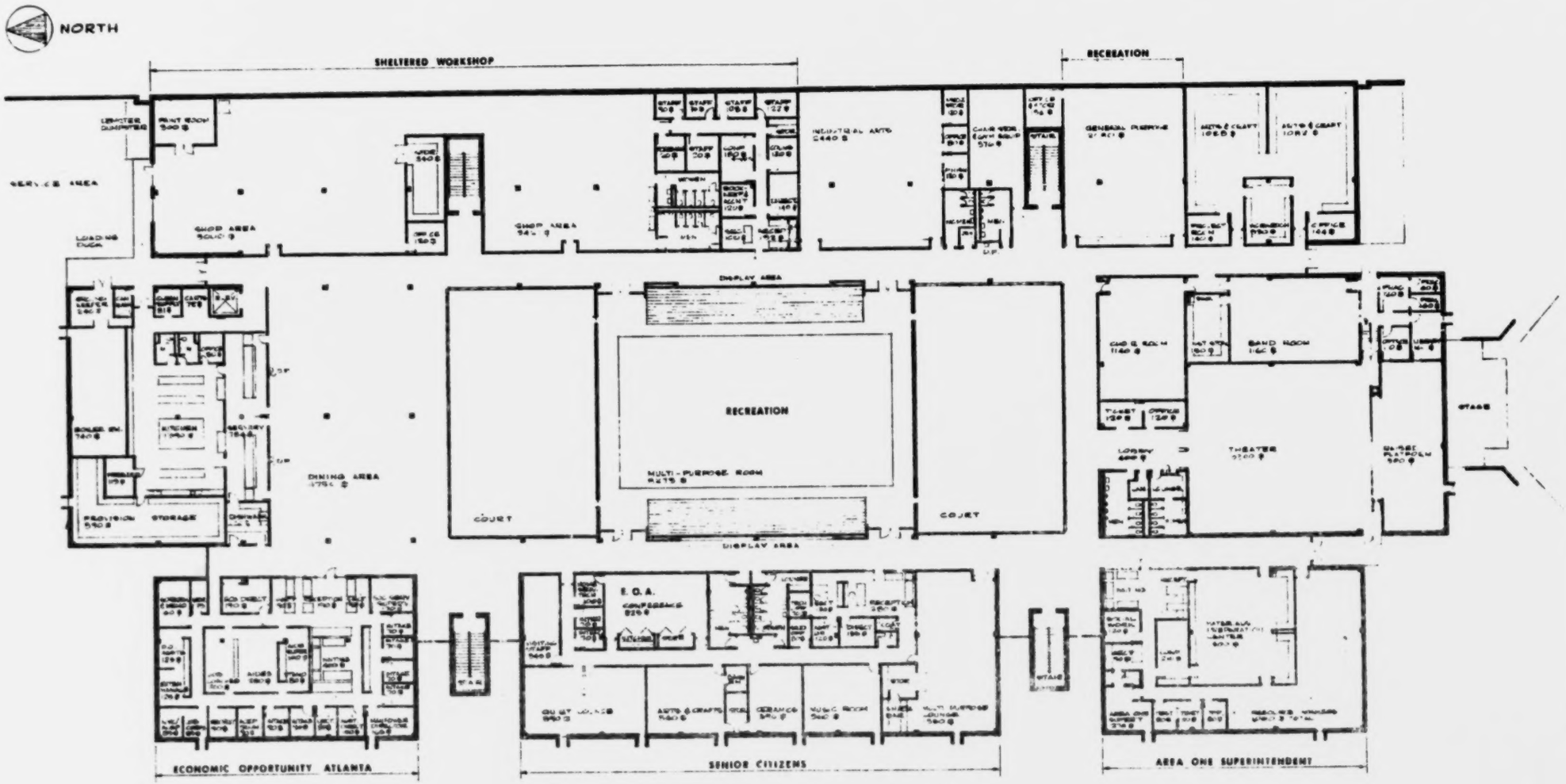


FIRST FLOOR PLAN SCALE

JOHN F KENNEDY COMMUNITY CENTER

ATLANTA BOARD OF EDUCATION

EDWARDS AND PORTMAN, ARCHITECTS AND ENGINEERS



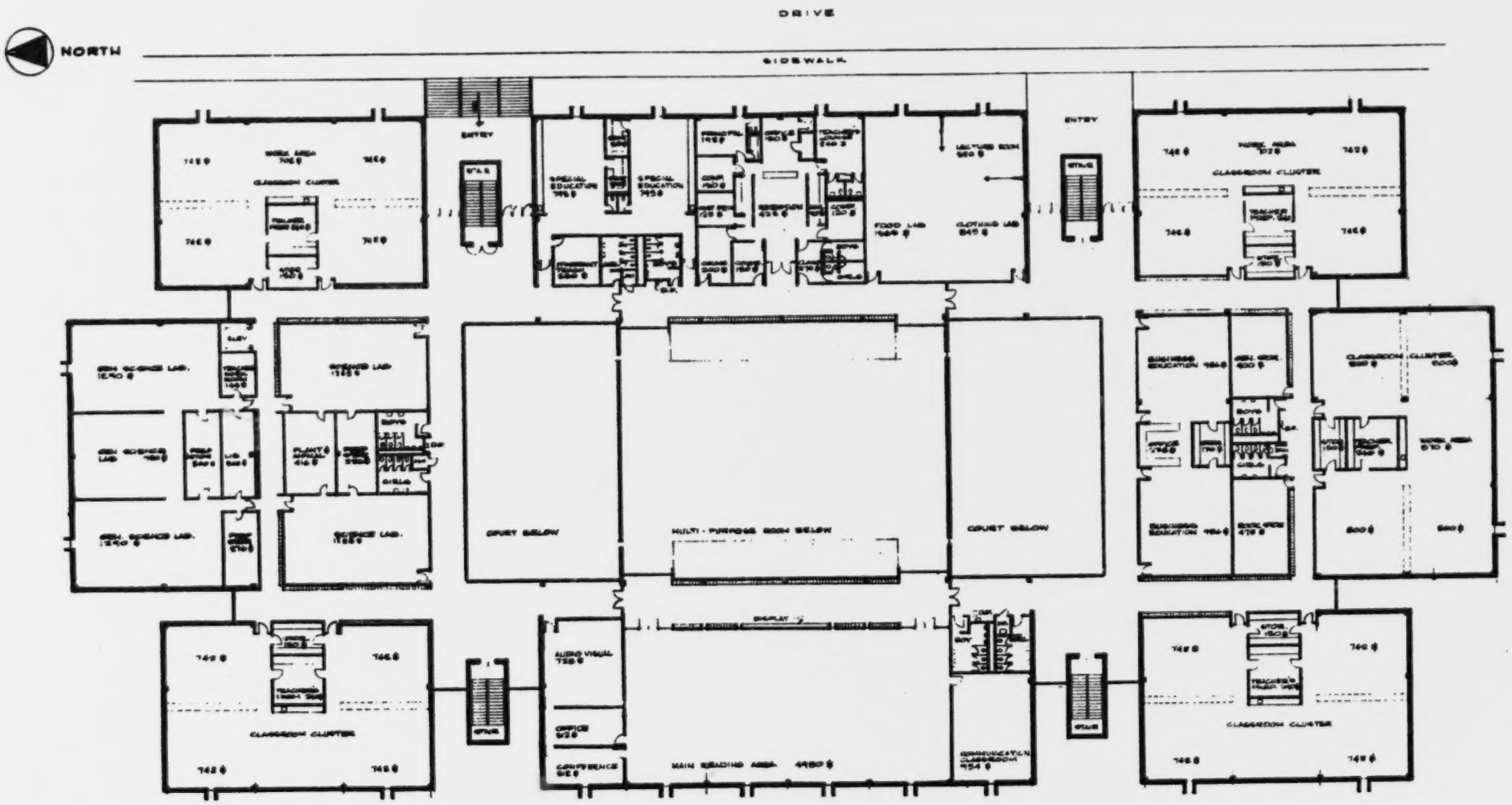
SECOND FLOOR PLAN SCALE

JOHN F. KENNEDY COMMUNITY CENTER

ATLANTA BOARD OF EDUCATION

EDWARDS AND PORTMAN, ARCHITECTS AND ENGINEERS

4



THIRD FLOOR PLAN SCALE

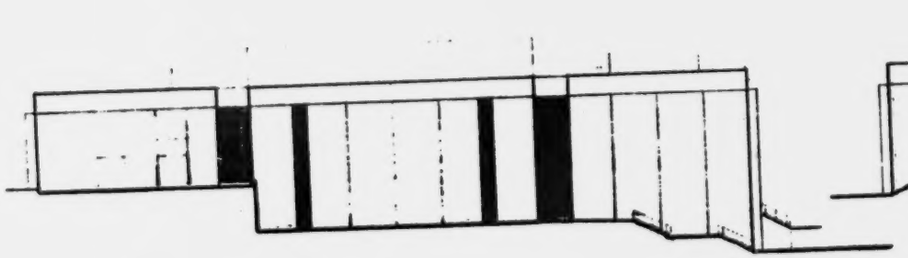
JOHN F. KENNEDY COMMUNITY CENTER

ATLANTA BOARD OF EDUCATION

EDWARDS AND PORTMAN, ARCHITECTS AND ENGINEERS

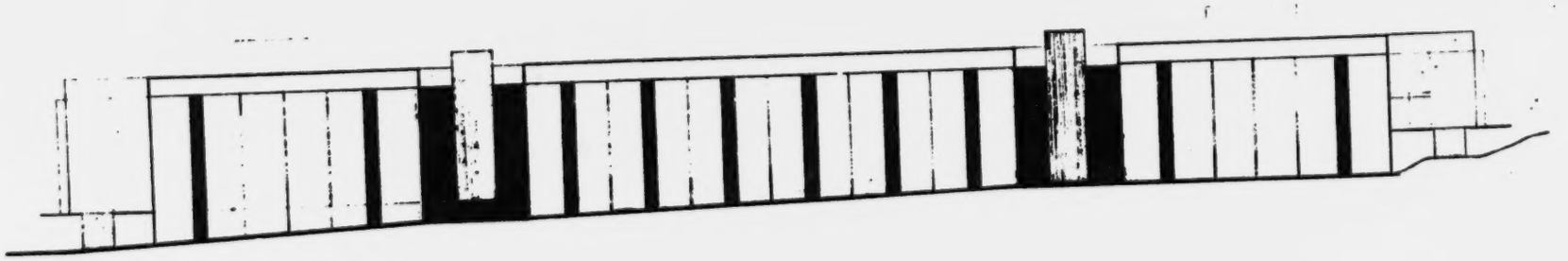
5

EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

JOHN F. KENNEDY COMMUNITY CENTER

ATLANTA BOARD OF EDUCATION

EDWARDS AND PORTMAN, ARCHITECTS AND ENGINEERS